

Press release:

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EAGLESTONE GETS READY TO WELCOME COLONIES TO THE TWIN FALLS PROJECT IN WOLUWE-SAINT-LAMBERT



French co-living specialist ‘Colonies’ has agreed to its first Belgian venture, the Eaglestone-developed ‘Twin Falls’ project in Woluwe-Saint-Lambert.

‘Twin Falls’, previously known as ‘Twin House’, located on Rue Neerveld in Woluwé-Saint-Lambert is one of Eaglestone's new projects to convert obsolete office buildings into an urban mixed project.

Based on a design by the architectural firm B2AI, the project will give the building a radically new identity, while conserving 75% of the structure. It will include offices, 131 apartments and a co-living residence, all centred around a square set amidst a green area.

Sharing to create social connections and improve the quality of urban life

The difficulties faced by young workers and expats with finding accommodation in town and a growing need for sharing and exchanging are issues that Eaglestone plans to resolve by offering this 2,750m² co-living space operated by Colonies. This new form of accommodation brings together a community centred around the same interests. Each resident of the co-living project will share common spaces for living and working together, while also having their own space to enjoy their privacy.

In total, Twin Falls offers 66 private rooms across 7 floors, and 7 large apartments known as 'homes'. Each of these homes has private spaces and a semi-shared space. On the ground floor, there is a 'super-shared space' comprising a lounge, a shared working space, a laundry room, a fitness room and a film (projection) room.

Its location, the project's quality as well as its multi-modal accessibility make Twin Falls one of the best addresses in Brussels to live and invest in.

"We're extremely happy with this first partnership with Colonies," says Benoit Galoux, Chief Commercial Officer at Eaglestone, "and we hope to replicate this experience elsewhere".

"We have long been convinced of the relevance of the Brussels market and are very pleased with this first transaction with Eaglestone. We are very proud to be able to offer a high quality coliving product with comfortable and stylish private spaces, generous communal spaces and access to outdoor areas, allowing us to offer a product of a different scale and with services that are truly differentiating from the existing local offer," adds François Roth, co-founder of Colonies.

A market leader

Following the recent submission of a permit application, Eaglestone is now preparing an implementation file that remains true to its values: wooden structure for the new parts of the building, biodiversity on the site, architectural quality and carbon neutrality.

Another of the developer's aims is to follow the trend of the residential market's institutionalisation by structuring part of the Twin Falls project as a bulk sale to an investor.

An established connection and knowledge of the area

"For the past 5 years, Eaglestone has been developing projects in the municipality of Woluwe-Saint-Lambert founded on architectural quality, sustainability, saving resources, social integration and low-impact mobility," explains Sophie Lambrighs, CEO of Eaglestone Belgium. The 'Twin Falls' project, next to the new 'The W' development, will help to regenerate this old office district and breathe new life into the area.

Currently, almost 45,000 m² are being developed to high standards, responding to the growing demographic in this highly sought-after municipality."

Anixton provided consultation to Colonies about this deal.

ABOUT EAGLESTONE GROUP

Eaglestone Group is a real-estate development and investment company active in Belgium, Luxembourg and France.

The group is renowned for the architectural quality and technique of its projects. It focuses on improving the existing urban environment by creating responsible developments with unique identities. Composed of a team of 88 employees, Eaglestone is currently managing a portfolio of over 75 projects in the residential, office and retail sectors, representing more than 500,000 m², either owned or under construction.

The Eaglestone Group achieved a consolidated EBITDA of EUR 50 million in 2020.

For more information on the group : www.eaglestone.group

ABOUT COLONIES

Founded in 2017 by Amaury Courbon, Alexandre Martin and François Roth, Colonies is a pioneering scale-up on the coliving market. Its 40 residences in the Ile de France, Paris, the regions (Marseille, Lille, Bordeaux) and Germany each accommodate between 8 and 20 tenants, urbanites looking for equipped, affordable, tastefully designed living spaces that reduce all the friction points of a usual colocation.

Since September 2021, the scale-up has also been offering a shared flat: Supercoloc.

Traditional flatshares with the advantages of Colonies: the assurance of a well-designed, well-kept environment, simplified administrative management, etc.

Many flats are already open in France and in European cities.

The Colonies team, based in Paris and Berlin, currently has 90 employees.

More information on www.livecolonies.com

FOR FURTHER INFORMATION

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